

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MR JAMES WOOLLAM	Code Number	WRO P/2017/0523
Agent	PARRY DAVIES ARCHITECTS LTD MRS KATHRYN GRATTON STUDIO 55:20 NORTH WALES BUSINESS PARK ABERGELE CONWY LL22 8LJ	Date Received	20/06/2017
		Decision Date	02/10/2017

Town and Country Planning Act, 1990

Location of application

BRIARY CLOSE, CROESNEWYDD ROAD, WREXHAM, LL11 3BN

Description of application

APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2016/0023 - APPEARANCE, LANDSCAPING, SCALE (ERECTION OF 9 NO. TWO-STOREY DWELLINGS AND CONSTRUCTION OF NEW ACCESS)

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on and in accordance with the conditions attached to that permission

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	02/10/2017	Planning permission issued
1	24/02/2020	Approval of details submitted in respect of conditions 07, 08, 09 and 14.

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

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1. Prior to the first use of the development the site shall be laid out in strict accordance with the layout plan no 13.5424/2 Rev E.
2. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 x 56 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
3. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. The Construction Traffic Management Plan shall be carried out in strict accordance with the details contained within the documents dated June 2017.
5. The development shall be carried out strictly in accordance with the details of the approved Dust Management Scheme for the duration of the construction works.
6. The proposed internal estate road, parking areas and layby shall be maintained in perpetuity by a public management company.
7. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

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- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

Date Approved: 24.2.2020 **Reference Number:** P/2019/0659

By: Wrexham County Borough Council

Approved Details: Tree Solutions Arboricultural Method Statement reference 20/AMS/WXM/104 dated 27.1.2020

8. No part of the development shall commence until full details for any hard surfaced areas within retained tree (s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan, have been submitted to and approved in writing by the Local Planning Authority. The details shall include existing and proposed levels, a specification for hard surfaces, and a method statement detailing the construction process. The works shall be carried out in strict accordance with the details as are approved.

Date Approved: 24.2.2020 **Reference Number:** P/2019/0659

By: Wrexham County Borough Council

Approved Details: Tree Solutions Arboricultural Method Statement reference 20/AMS/WXM/104 dated 27.1.2020

9. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

Date Approved: 24.2.2020 **Reference Number:** P/2019/0659

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10. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for

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implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

11. The landscaping scheme submitted and approved in connection with condition no. 09 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

12. The landscaping scheme as carried out in connection with condition no. 09 and 10 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

13. The development shall be carried out in strict accordance with the recommendations and conditions of the protected species survey dated 12th January 2016 by Clwydian Ecology.

14. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

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Approved Details: Drawing nos. 5068 02 Revision D and Surface Water Manhole & Catchment Schedule reference 5068 Revision 3 dated 9.12.2019

15. Notwithstanding the approved plans the 2. no parking spaces allocated to plot no 1 require a minimum 6m clearance behind for manoeuvrability (only 4.5m width road width provided) and the proposed grassed area in the radius of the turning head behind these spaces is surfaced with hard bound materials and finished flush with the road.

16. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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17. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority
- a) detailed layout, design, lighting, drainage and construction of the proposed new footway / access / layby
 - b) signage details
 - c) extension of existing refuge island
- The scheme as approved shall be fully implemented prior to the first use of the development.
18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes B, C, D and E of Schedule 2 Part(s) 1, other than the development hereby granted permission.

Reason(s)

1. In the interests of highway safety.
2. To ensure that adequate visibility is provided at the proposed point of access to the highway.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In the interests of highway safety.
5. In the interests of residential commercial amenity.
6. In the interests of highway safety.
7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
8. To ensure works do not cause harm to protected trees.
9. In the interests of the wellbeing of the trees.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. To protect named species/habitats/biodiversity which would otherwise be damaged / lost by the development hereby permitted.

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14. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.
15. In the interests of highway safety.
16. In the interests of highway safety.
17. In the interests of highway safety.
18. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority.



Officer Appointed for this purpose
Head of Environment and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm